

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

November 4, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider Suffredin and Sims (16)

Absent: Commissioner Steele (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

267262 DOCKET #7709 - B. OSTROWSKI, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 5 feet; reduce rear yard setback from 40 feet to 27.7 feet (existing) and increase F.A.R. from .40 to .47 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Gregory Street, approximately 80 feet east of Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That applicant be granted a one year extension of time.**

Conditions: None.

Objectors: None.

294341 DOCKET #8420 – C. & G. BEBER, Owners, Application (No. V-08-40): Variation to reduce front yard setback from 37 feet (@ 20%) to 24 feet (existing); and reduce left side yard setback from 10 feet to 7 feet 6 inches (existing) for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the north side of Dickens Avenue, approximately 177 feet east of Dora Avenue in Leyden Township, County Board District #16. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

297351 DOCKET #8475 – B. OSTROWSKI, Owner, Application (No. V-08-89): Variation to reduce rear yard setback from 27 feet (existing V-04-95) to 17 feet; and reduce right interior side yard setback from 5 feet (existing V-04-95) to 2 feet for a proposed deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Gregory Street, approximately 80 feet west of Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Peraica moved the approval of Communication Nos. 267262, 294341 and 297351. The motion carried.

SECTION 2

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain property described therein:

301177 DOCKET #8529 - LARA NIECKULA, Owner, 18501 LeClaire Avenue, Country Club Hills 60478. Application (No. SU-09-08; Z09033). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residential District to operate a dog boarding, doggie day care, grooming and training business in Section 4 of Rich Township. Property consists of approximately 2.17 acres located on the east side of LeClaire Avenue, approximately 1,487 feet south of 183rd Street in Rich Township. Intended use: To operate a dog boarding, doggie day care, grooming and training business. **Recommendation: That the application be granted.**

The Cook County Zoning Board of Appeals, to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Vice Chairman Murphy, seconded by Commissioner Goslin moved the approval of Communication No. 301177. The motion carried.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

303337 DOCKET #8564 – COOK COUNTY FOREST PRESERVE DISTRICT, Owner, Application (No. V-09-54): Variation to increase height of fence from 6 feet to 10 feet for fence replacement around existing tennis courts in P-1 Public Land District. The subject property consists of approximately 4.4 acres, located on the west side of Harlem Avenue, approximately 375 feet north of Lake Street in River Forest Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303338 DOCKET #8579 – J. Tracy, Owner, Application (No. V-09-67): Variation to reduce front yard setback from 30 feet to 15 feet; and reduce both side yard setbacks from 10 feet to 3 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.87 of an acre, located on the west side of South Lorel Avenue, approximately 209.94 feet south of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303339 DOCKET #8580 – M. DZIADKOWIEC, Owner, Application (No. V-09-68): Variation to reduce both side yard setbacks from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 3 feet; and increase the floor area ratio from .40 to .61 for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 141 feet north of 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303340 DOCKET #8585 – W. DRZYZGA, Owner, Application (No. V-09-71: Variation to reduce right side yard setback from 15 feet to 11 feet for a proposed deck; reduce right side yard setback from 15 feet to 6 feet (existing accessory shed); reduce lot area from 40,000 square feet to 24,000 square feet (existing); and reduce lot width from 150 feet to 120 feet (existing) for a new deck in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the north side of Forest View Drive, approximately 114 feet east of Park Lane in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin moved the approval of Communication Nos. 303337 as amended, 30338, 303339 and 300040. The motion carried.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

303341 ABE BAROUD, Owner, 209 East Circle Avenue, Prospect Heights, Illinois 60070. Application (No. SU-09-14; Z09084). Submitted by Anthony Baroud/Renewable Energy Solution, 2225 East Oakton Street, Arlington Heights, Illinois 60005. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Residential Industrial District to construct a 114 feet high wind turbine tower to offset electrical consumption in Section 26 of Elk Grove Township. Property consists of 0.912 of an acre located on the south side of Oakton Street, approximately 399 feet west of Hamilton Road in Elk Grove Township, County Board District #17. Intended use: To construct a high wind turbine tower to offset electrical consumption.

303342 HEIGHTS AUTO WORKERS CREDIT UNION, Owner, 21540, Cottage Grove Avenue, Chicago Heights, Illinois 60411. Application (No. SU-09-15; Z09085). Submitted by Joseph A. Schudt & Associates, Attn: D. Warren Opperman, 19350 South Harlem Avenue, Frankfort, Illinois 60423. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District to construct a drive through ATM facility with a companion Variance V-09-15 to reduce setback of identification sign for the ATM in Section 27 of Bloom Township. Property consists of 0.512 of an acre located on the southwest corner of Cottage Grove Avenue and Main Street in Bloom Township, County Board District #6. Intended use: To construct a drive through ATM facility.

303343 JOSE L. & LAURA ALVAREZ, Owners, 10309 West Lyndale Avenue, Melrose Park, Illinois 60164. Application (No. SU-09-16; Z09091). Submitted by Mila Gloria Novak, 2300 West Lake Street, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residential District for rental of a single family detached coach house (with companion Variance V-09-74 for setback issues on the coach house) in Section 33 of Leyden Township. Property consists of 0.21 of an acre located on the south side of West Lyndale Avenue, approximately 120 feet west of Fairfield Avenue in Leyden Township, County Board District #16. Intended use: For rental of a single family detached coach house.

Commissioner Peraica, seconded by Vice Chairman Murphy, referred the New Applications to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Sims, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary